



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2306462
Applicant Name: Julie LeDoux
Address of Proposal: 4414 Meridian Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four unit lots. Proposed lot sizes are: Parcel A) 1,058 square feet; Parcel B) 1,251 square feet; Parcel C) 1,115 square feet; and Parcel D) 1,113 square feet. Construction of four townhouse units is undergoing review under related Construction Permit Application #2306041.

The following approval is required:

Short Subdivision - to create four unit lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 4,537-square foot site is located on the east side of Meridian Avenue North, mid-block between North 45th Street and North 44th Street. Meridian Avenue North is improved with curb, gutter, and sidewalk on both sides of the street at the site location. Vehicular access to the site would be provided via a curb cut on Meridian Avenue North.

The demolition of a single-family residence and construction of four townhouse units (in two structures) is undergoing review under a related application (Construction Permit Application #2306041). Two of the townhouse units would front directly on Meridian Avenue North; the other two units would be located behind the front units and would be accessed via an ingress/egress easement. All four units would have vehicular access from this easement, with parking for each unit located within the structures.

The subject property is zoned Residential, Multifamily, Lowrise 2 (L2). The site is not located in any mapped or observed environmentally critical area (ECA).

Development in the immediate area contains a mix of uses including single-family and multi-family residential uses in addition to commercial uses such as offices, a restaurant, and a bank. Property to the north, northeast, and northwest of the subject site is zoned Neighborhood Commercial 2 with a height limit of 40 feet (NC2-40). Property south, east, and west is zoned L2.

Proposal Description

The proposal is to subdivide one parcel (the “parent lot”) into four unit lots with vehicular access provided from Meridian Avenue North. Parking for each of the four units would be provided within the respective unit’s structure and would be accessed from a common auto court at the center of the site.

The construction of four townhouse units is being reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate permit (Construction Permit Application #2306041). The subject of this analysis and decision is only the proposed subdivision of land.

Public Comments

The comment period for this proposal ended on October 22, 2003. Two written comments were received during the comment period. One comment concerned parking requirements for the underlying construction permit application; the other comment opposed the construction of townhouse units at the site.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless specific criteria are met. Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. Conformance to the applicable Land Use Code provisions;

The subject property is zoned for multi-family residential use. The lots to be created by this unit subdivision might not individually meet all of the standards of SMC Chapter 23.45 for Lowrise 2 zones including setbacks, density, and structure width and depth. However, the development as a whole is being reviewed for compliance with applicable standards under the related construction permit review. The development must continue to meet applicable standards when considered as a whole.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

All of the proposed unit lots would have vehicular access to Meridian Avenue North via a common ingress/egress easement.

All private utilities are available in this area. Seattle City Light would provide electrical service to the proposed unit lot subdivision. After reviewing the proposal, City Light requires an easement to provide electrical facilities and service to the proposed unit lots (Easement "A" – P.M. #250417-2-010).

The Seattle Fire Department has reviewed and approved the proposed unit lot subdivision design.

Provisions for address signage visible from Meridian Avenue North should be made for proposed Parcels C and D.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities, and Water Availability Certificate #2003-1091 was issued on October 7, 2003.

Drainage review was conducted and approved in conjunction with the development project. The existing single-family residence is connected to an 8-inch public combined sewer (PS) located in Meridian Avenue North by a shared sidesewer with the property to the south. A sidesewer permit would be required prior to issuance of the related construction permit. Finally, the existing PS would also be the appropriate point for stormwater discharge, and specific drainage requirements would be made under the related construction permit application.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision is consistent with minimum Land Use Code provisions. The development would have adequate access for vehicles, utilities, and fire protection and would have adequate drainage, water supply, and sanitary sewage disposal. Therefore, the public use and interests would be served by permitting the proposed unit lot subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas.*

This site is not located in a mapped or otherwise observed environmentally critical area as defined in SMC 25.09.240.

6. *Is designed to maximize the retention of existing trees.*

There is an 8-inch birch tree located along the site's rear (east) property line. The proposed location of the townhouse units would allow the retention of the tree.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

The applicant is seeking approval to construct four townhouse units (in two structures) on the parent lot. Pursuant to SMC 23.24.045(B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards.

To assure that future owners have constructive notice that additional development may be limited due to nonconformities; the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on the face of this plat are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Municipal Code.*

The conformance of the proposed development as a whole with the applicable Land Use Code Provisions is being reviewed under Construction Permit Application #2306041. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. Consistent with SMC 23.24.045(C), additional development of the proposed unit lots may be limited. Subsequent platting actions or additions or modifications to the structure(s) shall not create or increase any nonconformity of the parent lot. Consistent with SMC 23.24.045(D), access easements and joint use and maintenance agreements shall be executed for shared walls on property lines, and driveway and pedestrian access.

The proposed short subdivision conforms to the provisions of SMC 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

This unit lot short subdivision would be provided with adequate vehicular and emergency access and with public and private utilities. Adequate provisions for water supply and sanitary sewage disposal would be provided for each lot, and service is assured subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording:

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat, and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Update the signature block to indicate that the department is now the "Department of Planning and Development."
4. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (Exhibit "A," Easement P.M. #250417-2-010) on the final documents.
5. On the face of the plat, provide easements or covenants to allow for the proper posting of address signage visible from Meridian Avenue North for proposed parcels without street frontage (Parcels C and D).
6. Insert the following note on the face of the plat: "The unit lots shown on the face of this plat site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Municipal Code."

Signature: (signature on file) Date: December 15, 2003
Leslie C. Clark, AICP
Land Use Planner